

CITY OF REDMOND
LANDMARK COMMISSION
September 18, 2014

NOTE: These minutes are not a full transcription of the meeting. Tapes are available for public review in the Redmond Planning Department.

COMMISSION MEMBERS PRESENT: Thomas Hitzroth (Chairperson—LC), Miguel Llanos (Vice Chairperson—LC), David Scott Meade (Chairperson—DRB) (arrived late), Craig Krueger, Mike Nichols

EXCUSED ABSENCE: Joe Palmquist (Vice Chairperson—DRB), Scott Waggoner, Kevin Sutton

STAFF PRESENT: Kim Dietz, Senior Planner, Redmond Planning Department

RECORDING SECRETARY: Susan Trapp *with* Lady of Letters, Inc.

The Landmark Commission is appointed by City Council to designate, provide additional incentives to, provide review of changes to, and provide expertise on archaeological and historic matters pertaining to properties qualifying for either a national, state or local register status.

LANDMARK COMMISSION

The meeting of the Landmark Commission was called to order by the Chairperson of the Commission, Thomas K. Hitzroth, at 7:02 p.m.

DISCUSSION

Topic: Briefing on Haida House Restoration

Description: Presentation by Eric O'Neal from the recent restoration activities at the Dudley Carter Park Haida House

Staff Contact: Kim Dietz, 425-556-2415, kdietz@redmond.gov

Mr. O'Neal noted that he has been with the Parks Department for 18 years in Operations. He said in 2012, the Parks Department received a grant to do some work to the Haida House at Dudley Carter Park. He has taken on this project, which has been a challenge, especially in the effort of being sensitive to all the artwork in the Haida House. The project involved pulling off degraded material, installing a new sub-roof and waterproof barrier, and putting new material back onto the structure that was similar to what Dudley Carter used originally. When the restoration started, the wood planks on the roof were spongy, saturated with water, and well past the end of their lives. The log ends were exposed, decaying, and rotting. The old material was pulled off, and areas around the flashing were rotting as well. After the old material was removed, a vapor barrier was added and the project changed gears. The contractor found some old growth cedar material from Gold Creek in British Columbia which was hand-split into planks. Many of Dudley Carter's influences early in life came from this area of British Columbia. Mr. O'Neal showed a video of the process of turning the wood material into planks. He said the finished plank product is amazing, and the age of the wood is similar to what was originally used for the building.

A new flashing was installed around the building, as the original flashing style was prone to water infiltration. A metal worker helped create some flashing to protect the totem artwork throughout the structure. Three of the 17 log ends were repaired using hand tools, as was originally done. The siding on the structure had some gouges in it previously, and those have been preserved. Mr. O'Neal said he was very proud of the finished product. He said the structure would be protected for a while and the next step would be to work on the interior. Mr. Llanos asked if there were any issues with leaks, vandalism, or squatting. Mr. O'Neal said there were no issues. He noted that the Landmark Commission had originally asked to add a kerf edge under the eave to prevent water from running back into the building. After consulting with the craftsman, it was determined that was not necessary.

Mr. Hitzroth asked if Mr. O'Neal was able to determine if the flashing he added was the original flashing. Mr. O'Neal said he was not able to determine that. What he installed was an assumption. Mr. Hitzroth

asked about the flashing material that was removed. Mr. O'Neal said that it was disposed of. Mr. Hitzroth said that type of material, in the future, could be preserved and displayed in some fashion. He asked about the roof and how it apparently has already changed color. Mr. O'Neal said it had aged naturally. Mr. Krueger said the work was fabulous and thanked Mr. O'Neal for his efforts on this project, especially with the cedar planks. Mr. Llanos asked how long the roof might last. Mr. O'Neal said he did not know, but the material is a very high quality cedar. He said it would be important to keep organic material off of it. Mr. Nichols said it was great to see this historic gem of a building restored. He liked seeing the integrity of the building and its design preserved. Mr. Hitzroth noted that the care taken with the materials was remarkable, in this instance and in the Anderson Park project Mr. O'Neal took on. Mr. Hitzroth said the City was lucky to have someone like Mr. O'Neal. Redmond is now becoming noted for this type of work around King County. He thanked Mr. O'Neal for all of his work.

MEETING MINUTES

IT WAS MOVED BY MR. NICHOLS AND SECONDED BY MR. MEADE TO APPROVE THE MINUTES OF THE AUGUST 7, 2014 MEETING. MOTION APPROVED (5-0).

DISCUSSION

Topic: Briefing on Cleveland Streetscape and Couplet Conversion Projects

Description: Presentation by Lisa Singer regarding these two transportation projects that involve portions of the Historic Core

Staff Contact: Kim Dietz, 425-556-2415, kdietz@redmond.gov

Ms. Singer said that she worked for the Public Works Construction Engineering Division. She noted that the Couplet Conversion was a project to turn one-way streets back into two-way streets on Redmond Way and Cleveland Street. The Cleveland Streetscape is in the heat of construction. This project started in January, and most of the work will be done by the end of 2014. Concrete work will continue into October of this year, and the rest of the work will be completed after that. The Couplet Conversion is in the design stage, and the right-of-way acquisition process is underway as well. Barring any slowdowns, work will begin on the Couplet project in the fall of 2015. The streets would be turned into two-way roads around the end of 2016 and the construction will continue into early 2017. The Couplet Conversion was first considered in the early 2000's. In 2008, there was a Downtown East-West Corridor Study from which some guiding principles were developed. The idea is that Downtown is one of Redmond's two urban centers, and the City is focused on creating successful urban areas. That includes improving circulation, getting attention away from vehicular traffic through Downtown, and focusing on pedestrian and transit uses more like an urban center.

Cleveland Street was identified as a main street in the Downtown core. The railroad right-of-way has become the Redmond Central Connector Trail. Cleveland Street became its own project when the Downtown Park was identified and the Trail was established. The Arts and Culture Master Plan identified the streetscapes as a place where art and culture could be encouraged. The Cleveland Streetscape is between 161st and 164th on Cleveland Street. The area between 161st and Gilman is all concrete and will become a curbless street. There is no separation from the sidewalk and the travel lanes. This street will have landscaped areas along the way and 14-foot sidewalks, which is a Downtown standard. Stormwater will be captured through pavers in the sidewalk. Sight-impaired pedestrians will be able to walk through this area following pavers with a special texture. All the transportation features, including traffic signals and lighting, will be incorporated in the new design as well.

The concrete will go from building to building and will include some parking and landscape areas. This layout will invite some more cafes and outdoor seating. New mid-block pedestrian crosswalks have been added which will have catenary light structures above them. Parking will be on either side of the road, and two travel lanes will be included in the project. The benches will have an interior LED lighting element to help create an active night scene.

The Couplet Conversion will involve work between the intersections to convert the roads to two-way traffic, but the finishing work between the intersections will happen at a later time. The Conversion involves a mile and a half of roadway and 11 intersections that will be worked on. There will be three miles of channelization and about a half mile of water main upgrades. Sewer work and stormwater work

will be included, as well. The project will touch 94 parcels of land and will work with 40 properties on right-of-way issues. A complete reconstruction down by Anderson Park will be needed. At the end of the Couple Conversion work in 2017, the streets will be two-way. Cleveland Street will have one lane of traffic in each direction with parking and wider sidewalks. Redmond Way will have one lane of traffic in each direction with a center turn lane. The parking on Redmond Way that exists now will remain. The hope is to separate intersections as much as possible to allow for vehicle and pedestrian circulation. The historic wall of Anderson Park will not be touched in this project. An adjacent property will be added onto Anderson Park to provide some outdoor space near the roadway.

Ms. Singer said she was very excited about the transformation of this area. The project is hoping to develop platforms for private developments and the City that would encourage activation of this area and cultural expression. Mr. Llanos asked about the integrity of the landmark properties on Cleveland Street. Ms. Singer said engineers have been in the landmark buildings and no changes have been noted. Mr. Hitzroth said the pounding of the street for paving could create some cracks in the older buildings. Ms. Singer said care has been taken to monitor that issue. Mr. Hitzroth said he wanted to make sure the foundation of the older buildings was not compromised. Ms. Singer said this was a serious issue. She said some support has been added to the facades of the landmark buildings. Mr. Krueger asked about keeping the streets walkable during construction, and Ms. Dietz noted that she has been working with Ms. Singer on that point. She is also trying to talk about this project at different public events.

Mr. Krueger said the Couplet is a great project, but he was concerned that construction would take another two years. Ms. Singer said that the work on Cleveland will be minimized by the end of this year, but then most of the impact will move to Redmond Way. Mr. Llanos asked if there will be a heritage design that overarches this area. Ms. Singer said the idea is to have one look between 161st and 164th. East of 164th is the Anderson Park District, which will be built out as developments occur. Some suggestions for landscaping and design will be passed along to developers, but the individual buildings around the park could start to vary. Redmond Way will have traditional street trees as seen in other parts of Downtown. Ms. Dietz said the Commission will be updated in the future as other streets, such as Leary, are developed that could tie into the Redmond Central Connector and the park areas Downtown. The hope is that roads in this area will converge and create character to support historic elements as well as a more urban Downtown.

Mr. Hitzroth said this was a good blend of old and new. He confirmed that the railroad right-of-way had been completed. Ms. Singer said that east of Downtown, the right-of-way is a paved trail with the potential to do more. Mr. Hitzroth was concerned that the City would lose the idea that there was once a railroad in this area. He asked if the railroad could be memorialized in some way. Mr. Llanos said a marker near the former train signals could work. Mr. Hitzroth said he appreciated the work that had been done to repair the Old Bank Building. He noted that the space between 164th and 172nd traces back to the original area to Redmond. He said that there may be evidence of the early occupation of Redmond in this area as the construction continued. He said he would work with Ms. Dietz to extend the Historic District back into this location. Mr. Hitzroth asked if a tunnel, a matter of old urban legend, was found during the excavation of Cleveland Street. Ms. Singer said a tunnel was not found.

STAFF REPORT/TOPICS FOR NEXT MEETING:

Ms. Dietz said the study around the historic core of Redmond is continuing, and the public involvement components will wrap up in October, 2014. At that point, staff would work towards some design elements. Staff has been recording the location of several historic buildings downtown, which could be turned into a catalog for new construction or reconstruction development. The idea is that as someone turns from Cleveland onto Leary Way, there will be something to indicate a different place. In October, staff is meeting with the Historical Society to vote on some historical properties in Redmond. After that, Ms. Dietz will go back to the people who own these properties and discuss some options. By the end of the year, staff will be working on some branding for the historic core and a two-year event plan. The ultimate plan is to have all this work to the City Council by the third quarter of 2015 for adoption.

Ms. Dietz has been looking for some new locations for the old Clise Bell. ArtTech has provided some options along with other providers. City staffers have suggested bringing the bell indoors to protect it. One idea would be to place it on a pedestal on the second floor bridge of City Hall such that people could see

it as they enter the building. Ms. Dietz will review this idea with the Technical Committee and bring this back to the Commission. The bell will be taken down and brought to ArtTech for the winter to preserve and protect it. Mr. Hitzroth said the load limit might be a concern for the second floor bridge. Ms. Dietz said that issue will be examined. If that area is not amenable, other locations will be sought out within City Hall. If that location does not work, the Redmond Senior Center could be another option. Mr. Hitzroth noted that the King County Historic Preservation Officer who has been doing so much for Redmond's landmarks is retiring at the end of November. He asked if the Commission could send her a letter of thanks.

IT WAS MOVED BY MR. HITZROTH AND SECONDED BY MR. KRUEGER TO HAVE MS. DIETZ DRAFT A LETTER OF THANKS TO THE RETIRING KING COUNTY HISTORIC PRESERVATION OFFICER. MOTION APPROVED (5-0).

ADJOURNMENT

IT WAS MOVED BY MR. MEADE AND SECONDED BY MR. NICHOLS TO ADJOURN THE MEETING. MOTION APPROVED (5-0). MR. HITZROTH ADJOURNED THE MEETING AT 8:00 P.M.